



MAP estate agents
Putting your home on the map

Grenifer Road, Illogan, Redruth

Illogan, Redruth

A30 trunk road 2 miles | Redruth 2 miles | Camborne 3 miles |
Portreath (north coast) 3 miles | Falmouth (south coast) 12 miles |
Truro city 14 miles | Newquay Airport 26 miles | Plymouth 63 miles
| Exeter M5 95 miles (Distances are approximate)

An exciting innovative new build designed to maximise on the views from the first floor.

Offering four/five bedrooms with amazing open plan living space on the first floor featuring vaulted ceilings with imaginative lighting, large windows and access to an enclosed roof terrace, ideal for entertaining.

Entrance hallway | Four bedrooms, principal en-suite | Family bathroom | Utility room | Open plan living/dining space and kitchen | Bedroom five/office | Shower room | Enclosed decked balcony | Enclosed sun terrace | Outside space to rear and side | Garage and driveway parking

£570,000 Freehold



Property Introduction

Contemporary in design this traditionally built house offers four bedrooms with the principal bedroom having an en-suite, a generous family bathroom and a utility room on the ground floor.

The first floor features an L-shaped living/dining/kitchen which enjoys a triple aspect, uses imaginative lighting with the kitchen having a comprehensive range of units with integrated appliances to include integrated ovens, a central island unit with a down draft ceramic hob and a dual zone wine cooler.

There is a fifth bedroom with shower room adjacent which is perfect as a guest room or home office.

As one would expect there is full uPVC double glazing and the air source heating system supplies underfloor heating to both floors.

To the outside 'Cedarwood' backs on to countryside, the gardens have been designed to be easy to maintain and in addition to the integral garage, there is driveway parking.

Situated in a no-through road location, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Grenifer Road is a no-through road situated off Higher Broad Lane and is within a short distance of the popular village of Illogan. Illogan offers a choice of doctor surgeries, there is a Public House and a choice of convenience stores. In Higher Broad Lane there is also a late-night convenience store and a sub-Post Office.

The nearest major town, Redruth, is within two miles and here one will find a range of local and national shopping outlets together with a mainline Railway Station that connects with London Paddington and the north of England. The A30 trunk road can be accessed within two miles.

ACCOMMODATION COMPRISES

Composite door opening to:-

HALLWAY

Luxury vinyl tiled flooring (LVT), deep recessed cupboard, further two door cupboard and underfloor heating. Low voltage spotlighting and doors opening off to:-

PRINCIPAL BEDROOM ONE 12' 4" x 10' 10" (3.76m x 3.30m)

uPVC double glazed window to the front. Inset spotlighting. Door to:-

EN-SUITE

Combined vanity wash hand basin incorporating a concealed cistern WC and with an over sized shower enclosure with plumbed rain head shower. Shower panelling, luxury vinyl tiling (LVT) to floor, towel radiator and inset spotlighting.

BEDROOM TWO 12' 9" x 8' 11" (3.88m x 2.72m)

uPVC double glazed window to the front. Inset spotlighting.

BEDROOM THREE 12' 9" x 11' 8" (3.88m x 3.55m)

uPVC double glazed window to side. Inset spotlighting.



BEDROOM FOUR 12' 9" x 10' 3" (3.88m x 3.12m)

Enjoying a dual aspect with uPVC double glazed windows to side and rear. Inset spotlighting.

FAMILY BATHROOM

uPVC double glazed window to rear. Featuring a combined vanity wash hand basin with concealed cistern WC, panelled bath with mixer shower, door less entry shower enclosure with shower panelling featuring a rain head shower. Luxury vinyl tiling (LVT) to floor, vanity mirror and towel radiator.

UTILITY 10' 5" x 7' 9" (3.17m x 2.36m)

uPVC double glazed window to rear. Fitted with a square thin edge working surface with space beneath for automatic washing machine/tumble dryer. Luxury vinyl tiling (LVT) to floor and door to internal garage.

FIRST FLOOR OPEN PLAN LIVING/DINING SPACE 33' 1" x 17' 7" (10.08m x 5.36m) L-shape, maximum measurements

Open plan living/dining area with two bi-fold double glazed doors to the rear giving access to a decked seating area, uPVC double glazed sliding patio door to the side accessing an enclosed sun terrace, further uPVC double glazed window to side and two 'Velux' skylights. This room features a vaulted ceiling with detailed vertical lighting and gives access to the:-

KITCHEN 19' 2" x 12' 11" (5.84m x 3.93m)

uPVC double glazed windows to the front and side. Fitted with a range of eye level and base high gloss white units with contrasting central island which features an inset ceramic hob with down draft extractor and a dual zone 'Caple' wine cooler. Attached thin square edge working surfaces featuring an integrated colour coordinated one and a half bowl sink unit with mixer tap. There are two eye level

'Caple' ovens with warming drawer, integrated combination microwave and an integrated 'Caple' dishwasher. Luxury vinyl tiling (LVT) to floor.

ENCLOSED SUN TERRACE 20' 4" x 9' 11" (6.19m x 3.02m)**ENCLOSED DECK 33' 9" x 6' 2" (10.28m x 1.88m)****BEDROOM FIVE/HOME OFFICE 12' 6" x 7' 11" (3.81m x 2.41m)**

uPVC double glazed window to front.

SHOWER ROOM

uPVC double glazed window to front. Concealed cistern WC, vanity wash hand basin and corner shower enclosure with 'Triton' electric shower. Shower panelling to walls, towel radiator and luxury vinyl tiling (LVT) to floor.

OUTSIDE FRONT

To the front driveway parking is available for two/three cars and there is access to the integral garage. Pedestrian access to one side leads up to a patio and then on to the:-

ENCLOSED REAR GARDEN

Enclosed and designed with low maintenance in mind, laid largely to gravel chipping which extends to the far side where there is a drying area.

INTEGRAL GARAGE 20' 1" x 9' 11" (6.12m x 3.02m)

uPVC double glazed door and window to rear. Automatic up and over door to front and power, light and water connected.

AGENT'S NOTE

Please be advised the Council Tax band for the property is yet to be assessed as it is a new build. The property will come with the benefit of a ten year build zone warranty.

SERVICES

Mains metered water, mains drainage and mains electric.

DIRECTIONS

From Redruth Railway Station, proceed down the hill turning slight right at the first set of traffic lights, turn right at the second set of traffic lights and at the next set of traffic lights turn left into West End. Continue through West End and at Barncoose roundabout take the first exit heading towards Barncoose Terrace. Continue through Barncoose Terrace and after passing a petrol station on the right hand side, take the second turning right into Chariot Road, continue through into Higher Broad Lane and just prior to a traffic calming island turn right into Grenifer Road where the property will be identified on the right hand side by our MAP For Sale Board. If using What3words:- vouch.rainfall.relief





MAP's

Top reasons to view this home

- Architect designed detached house
- Reverse level accommodation
- Four/five bedrooms
- Principal bedroom with en-suite
- Open plan living kitchen space
- Home office/bedroom five
- Feature vaulted ceiling to living space
- Ground floor bathroom, first floor shower room
- Gardens, parking integral garage
- 10 year BuildZone warranty

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-64	D		
39-54	E		
21-38	F		
1-20	G		

Approximate total area^m

2091.68 ft²

194.32 m²

Reduced headroom

46.8 ft²

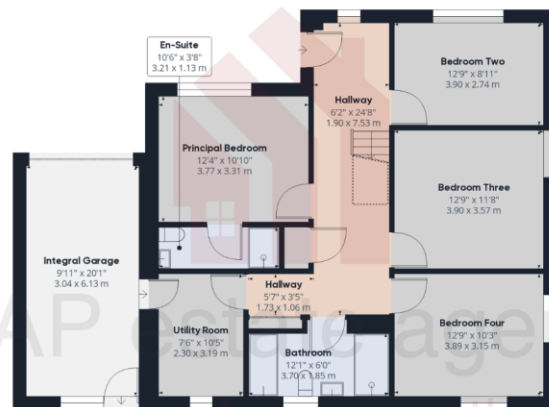
4.35 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Ground Floor



Floor 1

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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